

October 1, 2020

PC Members Present: Julie Potter (Chair), Zach Sullivan, Clarice Cutler, Jack Pauly, Scott Hess, Paul Eley

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:17pm

Roll Call Attendance

The Chair took roll call attendance; the PC members noted above were present.

Statement Regarding Remote Public Meeting

The Chair noted that as a public body, the PC must still follow open meeting laws. Vermont is allowing remote meeting. The Chair read the recommended statement from VLCT regarding meeting remotely.

Changes to Agenda: Review of Planning and Zoning Forum by Mr. Sullivan

Public Comment: None

Review of Planning and Zoning Forum

Mr. Sullivan reviewed issues presented at the forum.

- Economic Development
 - Looked at all things that go into development planning and how they fit together, some of which pertain to East Montpelier
 - Highlighted success stories:
 - Barre – tearing up the streets to fix infrastructure, brought in state jobs
 - Cabot – with tourists coming to cheese factory, trying to bring them to the town, as well
 - Important to think of the bigger picture and how zoning regulations fit in with that view
- Support Forest Products
 - Act 171 called for towns to support forest products
 - Forum participants received a laundry list of things that towns can do

Village Zoning Discussion

The PC continued the review of the village zone. As an update to the Mixed Use district, lighting should be down-shielded not dimmed; Chair will revise.

Medium Density Residential (MDR) District – PC discussed combining with Village Mixed Use, proceeding for now as a separate district

Review of Medium Density as proposed:

- Purpose – revised statement
 - Like the simplification
 - If merging into Mixed Use (MU) District, add business uses
- Permitted Uses –
 - Treatment of Multi-family housing
 - Currently permitted in Zone D only; conditional everywhere else except Zone B
 - In 9/17/20 draft, permitted use up to 4 units in MDR, conditional over 4 units
 - All multifamily uses would go through site plan review
 - Any limits on the number of units?
 - In favor – because of need for affordable housing, keep as permitted, wastewater will determine the number of units
 - Against – allow up to 6 units as permitted, more is conditional use; i.e. senior housing requires lower wastewater amount
 - Preference poll – permitted up to 6, over 6 conditional – 4; no limit, keep as permitted – 2
 - Boarding/Rooming House
 - Chair found some definitions, in case the PC decides to regulate these
 - PC prefers to leave these out of the regulations, as it is difficult to enforce
 - Would they be prohibited if not permitted or conditional use?
 - Review definitions – becomes accessory use to single family home, similar to Home Occupation
 - Consider removing from Zone C
 - Talk about HomeShare in the Town Plan
 - Other towns that mention boarding houses – Barre Town, possibly for granite workers
 - Put on list of things to keep track of, along with removing from Zone C

- Conditional Uses
 - Mobile Home Parks – should they be permitted or conditional?
 - Currently only allowed in Zone D
 - Sandy Pines residents’ feel they are part of the village
 - Would be subject to site plan review regardless of where they are located; rely on DRB to determine suitability
 - Similar to multi-family over 6 units and should be treated similarly
 - PC prefers to keep as conditional use, but as there is often prejudice against mobile home parks, it is worth considering moving to permitted
 - Town Plan encourages affordable housing
 - PC doesn’t want to make Sandy Pines a non-conforming use
 - Ms. Cutler will review Section 4.12 to see if it can be changed to become permitted
- Next topics
 - Mobile home parks
 - Dimensional standards

Updates

- Capital Improvement Committee – draft plan is available on the town website if interested
- Energy Committee – no update
- Resilient Roads Committee – no update

ZA Report

- 3 permits since last meeting

DRB Report

- Meeting on 10/6 - final review of Morse 2-lot subdivision – 3 acres with existing house, remainder lot with existing barn

Review Minutes

September 17, 2020

Motion: I move to approve the minutes as amended. Made: Mr. Hess, second: Mr. Sullivan

Vote on Motion: Passed 6-0

Training/Conferences

- Community Wildlife Program – various dates

Other Business

- The Chair noted that she goes to a SB meeting on an annual basis in February to give them an update on CVRPC and PC activities. She has been asked to come back sooner this year and will be attending the 10/19/20 meeting. She has asked Mr. Sullivan, as the Vice Chair, and Ms. Cutler, as the alternate to the CVRPC, to attend. SB meetings are held by Zoom in case any other PC members are interested in attending.

The next meeting is scheduled for October 15, 2020.

Motion to Adjourn. Made: Mr. Hess, second: Mr. Pauly. Passed unanimously. Meeting adjourned at 8:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary